

CASE 3: 16-0241LC – Point Blank Range & Gun Shop – 3799 Park Mill Run Drive
PARCEL NUMBER: 050-007238

APPLICANT: 3799 Park Mill Run Partners, LLC c/o Randall Jackson, 555 Metro Place North, Suite 524, Dublin, Ohio 43017.

REQUEST: Review & approval of a modification of the Mill Run PUD under the provisions of Hilliard Code Chapter 1117 to modify permitted uses to permit an indoor shooting range.

Mr. Talentino presented the staff report with power point slides of the site.

The site is 1.99 acres within the Mill Run PUD located on the north side of Park Mill Run Drive approximately 1,100 feet west of Fishinger Boulevard. It was previously used as a restaurant. On December 20, 1993, Council approved a resolution (#93-C-50) modifying the Mill Run PUD to accommodate a Damon's restaurant on this site. On February 23, 2015, Council approved a resolution (#15-R-14) modifying the Mill Run PUD concerning permitted uses, setbacks, and architectural standards for this site. The applicant is now requesting approval of a modification of the Mill Run PUD to permit commercial recreation uses for an indoor shooting range. It should be noted that an application to the Planning and Zoning Commission for a final development plan shall be required after the Council approval of the proposed PUD modification.

The Commission is to review the proposal for conformance to the provisions of Code Section 1117.08. Following approval by the Commission, a resolution for the proposed PUD modification will be forwarded to City Council for Review and approval.

Staff finds that the proposed PUD modification, as modified in the conditions listed below, is consistent with the approved PUD Concept Plan. Staff finds that such modification is not in conflict with the general health, safety and welfare of the public or the development standards of the PUD district. Based on these findings, staff recommends approval of the proposed PUD modification with the three conditions listed in the staff report.

Chairman Lewie asked if there were questions for staff.

Chairman Lewie asked will a new building be built?

Mr. Talentino replied that's the proposal. The proposed use wouldn't work with the way the floor plan is in the existing building. This application was for adding a line in the text for the additional permitted use. The applicant would have to come back for a final development plan and meet the requirements and standards in existing text.

Chairman Lewie asked will there be commercial sales of firearms and ammunition?

Mr. Talentino replied the retail sales are already approved and permitted. When the hotel plan came through there was a PUD modification that allowed retail uses and a training facility. The part that is not included in the PUD list of uses is the shooting range.

Chairman Lewie asked if the applicant would like to speak.

Mr. Randall Jackson, President of Jackson Real Estate Development, was present and stated I have read the staff report and agree with the conditions listed.

Chairman Lewie asked can you give me the nature of Point Blank Range and Gun Shop?

Mr. Jackson replied Point Blank is a group out of Cincinnati and they currently have eight locations in Cincinnati, Indianapolis, Northern Kentucky, and Cleveland with new stores planned for Knoxville. They have a growth model where they will probably hit 30 stores in the next 24 months. Our plan is to raze the Damon's building and build a brand new 15,000-square-foot structure.

Chairman Lewie asked for public comments.

Mr. John Hobbs, resident of High Point neighborhood, was present and stated I've been a resident of Hilliard for 36 years. I live not even a 3-minute drive from this particular area and I drive by this area almost every day. The Damon's building has been there for so many years. I think bringing an indoor shooting range into Hilliard is a fantastic idea. The only other facilities that I know of in the general area are in Dublin and the far side of Columbus. I'm also a member of a conservation club in West Jefferson and an entire day has to be planned because it takes me 30 minutes to drive there. I heard a comment from a property owner in Mill Run state this wasn't in character with the area and would rather wait for other hotel developers to look at the property. I don't know how long that building has been empty but we've had long enough and need to start looking at some other options.

Chairman Lewie asked for any further comments.

Mayor Schonhardt stated I don't have an issue with a gun range in Hilliard but I do have an issue with it being at this particular site. I don't think this is consistent with the character of Mill Run. The potential for problems significantly increases when a shooting range is put in between a school and hotels. We have plenty of other sites that can accommodate it and this isn't that site.

Ms. Clodfelder stated thank you Mayor for stating your reasons. If you're going to vote no against any case I would appreciate if you state the reason why so it can be on record it's to be heard by Council.

Mayor Schonhardt stated I voted no for Norwich Cottages because of the density. I think it can be lowered and still be a reasonable increment to Hilliard.

Chairman Lewie stated I voted no for Tarlton Meadows but I believe you shouldn't have to state your reason why. That is a different debate for a different time.

Mr. Robertson, Mr. Movshin, and Mr. Muether stated they were voting no for CASE 3: 16-0241LC – Point Blank Range & Gun Shop – 3799 Park Mill Run Drive because it didn't fit with the character of the area.

Chairman Lewie asked for any further comments, hearing none he called for a motion.

MOTION: Mr. Robertson made a motion to approve CASE 3: 16-0241LC – Point Blank Range & Gun Shop – 3799 Park Mill Run Drive for a modification of the Mill Run PUD under the provisions of Hilliard Code Chapter 1117 to modify permitted uses to permit an indoor shooting range with the following three conditions:

- 1) That the proposed text is revised to list the permitted use as “Indoor commercial recreation (including shooting ranges)”;
- 2) That the proposed development text is revised to state that for indoor commercial recreation (including shooting ranges) uses, appropriate sound deadening measures shall be in place so that shooting in the range area is not audible from any adjacent property or right-of-way; and
- 3) That the plan is revised consistent with the above conditions, subject to staff approval, prior to the case being scheduled on a Council agenda.

Mr. Muether seconded the motion.

VOTE: Mr. Muether, No; Mr. Movshin, No; Chairman Lewie, No; Mr. Robertson, No; Mayor Schonhardt, No.

STATUS: The motion failed 5-0 and CASE 3: 16-0241LC – Point Blank Range & Gun Shop – 3799 Park Mill Run Drive was denied a modification of the Mill Run PUD under the provisions of Hilliard Code Chapter 1117 to modify permitted uses to permit an indoor shooting range.